

**ORDINANCE NO. 20060809-010**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1203 BAYLOR STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-NEIGHBORHOOD PLAN (NO-MU-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district on the property described in Zoning Case No. C14-05-0013, on file at the Neighborhood Planning and Zoning Department, as follows:

The north 57.5 feet of the west 45 feet of Lot 14, Outlot 6, Division Z, Peace Subdivision of Horace Lockett Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 30, Page 325, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1203 Baylor Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

**PART 4.** This ordinance takes effect on August 20, 2006.

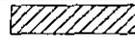
**PASSED AND APPROVED**

\_\_\_\_\_ August 9 \_\_\_\_\_, 2006      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_  
   David Allan Smith  
   City Attorney

**ATTEST:** \_\_\_\_\_  
   Shirley A. Gentry  
   City Clerk



N  
 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: J.ROUSSELIN

**ZONING EXHIBIT A**

CASE #: C14-05-0013  
 ADDRESS: 1203 BAYLOR ST  
 DATE: 06-05  
 SUBJECT AREA (acres): 0.080  
 INTLS: SM

CITY GRID REFERENCE NUMBER  
 H23

1" = 400'